

**Charter Township of Elmwood
Zoning Board of Appeals
Regular Meeting
March 2, 2022
7:00 PM**

A. CALL TO ORDER: Jeff Aprill called the meeting to order at 7:00 p.m.

B. ROLL CALL: Ray Haring, Jeff Aprill, Jim O'Rourke
Excused: Jason Razavi, Gary Bergstrom

C. PUBLIC COMMENT: None

D. AGENDA MODIFICATIONS: None

E. DECLARATION OF CONFLICT OF INTEREST: Jeff Aprill stated he has worked with Chris Fredrickson, but not on this project. No conflict found.

F. APPROVAL OF MINUTES: NOVEMBER 10, 2021: MOTION BY JIM O'ROURKE, SECONDED BY RAY HARING TO APPROVE MINUTES OF NOVEMBER 10, 2021 AS PRESENTED. MOTION PASSED 3-0.

G. NEW BUSINESS:

1. Extension Request-ZBA 2021-01 Request by TCWC Holding Company LLC at 9440 S Center Hwy, Parcel #45-004-008-010-40 for a 10-foot height variance to construct a 45-foot high portion of the building for equipment used in distillation in the Agricultural-Rural Zoning District.

Jeff Aprill let Chris Frederickson know with only 3 members present, he would need all 3 votes for approval, so, if he wanted to wait, he could do that.

Chris Frederickson 13975 S. Robinson Rd. owner/co-founder of TC Whiskey said he would proceed and requested an extension on his previously granted zoning variance approval. Nothing in regards to their project has changed except for time. The scale and magnitude of their project is large and has proven difficult to navigate but they're very optimistic about the future and he does not foresee any headaches, challenges, or any changes.

Sarah Clarren said it was indicated in the letter Megan prepared on behalf of Chris the ZBA voted on this in January 2021, but because the Minutes were not approved until March 29, 2021 given what's in the Ordinance the expiration date is March 29, 2022.

Jeff Aprill asked Chris with construction the way it is, with the cost of building etc., does he think he'll get underway.

Chris responded they're extremely optimistic.

Sarah Clarren noted they can file another extension because the Board can grant up to 2.

MOTION BY RAY HARING, SECOND BY JIM O'ROURKE TO APPROVE THE EXTENSION REQUEST FOR ZBA 2021-01 TO MARCH 29, 2023. MOTION APPROVED UNANIMOUSLY.

2. Meeting Calendar: MOTION BY JIM O'ROURKE, SECOND BY RAY HARING TO ACCEPT THE MEETING CALENDAR FOR 2022. MOTION CARRIED UNANIMOUSLY.

H. OLD BUSINESS: None

I. COMMENTS FROM THE CHAIR: Jeff thanked everyone for being there.

J. COMMENTS FROM ZBA MEMBERS: None

K. ANNOUNCEMENTS: Sarah Clarren there will be a meeting next month for an interpretation request.

L. PUBLIC COMMENT: None

M. ADJOURN: MOTION BY RAY HARING , SECONDED BY JIM O'ROURKE TO ADJOURN MEETING AT 7:17 PM. MOTION PASSED.